

THE GEBTT

Sandia Heights Homeowners Association

June 2011

Church of the Good Shepherd on Tennyson, 10 AM – 12:30 PM, June 11, 2011

Doors open at 9:15 a.m. Drinks and refreshments available.

Come and make your input known. Business to be conducted includes:

- Ratify proposed amendments to the bylaws (go to the website for full information)
- Introduction of new officers elected by the Board
- Presentations by the SHHA committee chairs and officers
- Election of new board members
- Town Hall Meeting following the annual meeting for members to express their concerns
- Door prizes – tickets will be given to members who sign in *before* 10 am. Must be present to win door prize. Tree Lottery Drawing.

The SHHA Board needs to know the concerns of the community. Please plan to attend and make your input known. Democracy means involvement!

President's Message

~ Kate Fry

It is hard to believe the year has sped by and we are coming up on the Annual Meeting. Please make plans to spend some time with us on Saturday, June 11 to provide your input and support your homeowners' association. We need your attendance to meet our quorum so we can conduct business. Please join us!

This has been a good year for SHHA and an active one. We have continued to uphold the quality of life in Sandia Heights in many ways: by working with residents to ensure adherence to the covenants that exist to maintain the beauty and desirability of our neighborhood, by keeping you informed about issues that affect Sandia Heights, and by providing numerous member services and benefits. Our committees have worked tirelessly to maintain the architectural standards which preserve the look and feel

that make Sandia Heights unique and to enforce the covenants and resolve complaints between neighbors. This year has seen problematic issues related to proposed changes in the County noise ordinance and implementation of the existing County wastewater ordinance. Our special task forces have worked diligently to understand these matters and how they affect Sandia Heights, and have kept you informed of public meetings and other developments as they happen. In addition to these exceptionally important tasks, our committees have come up with even more services and benefits for members. New discounts for local restaurants and businesses are continually being added, and while the Four Seasons Club is in its final season, you can still enjoy free passes to the pool and tennis courts as long as the facilities are open.

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And do not forget that notary and office services (copies and faxes) are free to members. The ever-popular free Tram passes are a wonderful member benefit, and the free Coffeehouse concerts and informative Meet & Greet events also enhance our quality of life. The Tree Lottery, now in its second year, is a great opportunity for members to qualify for reimbursement when they remove invasive tree species, like Siberian elms, and trees that have grown so tall that they block neighbors' views. New events this year included photos with Santa Claus and an all-ages Easter egg hunt, both of which were wildly successful and will be repeated next year. The most amazing thing about all these services and benefits is that they were all accomplished by a small number of dedicated and hard-working volunteers. I know you join me in expressing my heartfelt appreciation and gratitude to your Board members, all our volunteers, and our incredible office staff for their commitment, persistence, enthusiasm and hard work to support you, our members.

Very special thanks go out to the people who are leaving the Board and committees this year after dedicating their time and effort to the betterment of the community:

Jon Cashwell recently served on the Board and on the Covenant Support Committee since 2010.

Bruce Childs has served on the Board and on the Communications and Publications and Community Service and Membership Committees since 2008.

Phyllis Moore has served on the Board, on the Community Service and Membership Committee, as Vice President, and as President since 2008.

Ed Tull has served on the Board, as Treasurer and as chair of the Finance Committee since 2006.

Special recognition goes to Mike Winokur, who passed away in December. Mike was a very active Board member since 2006, and served on the Architectural Control Committee and as chair of the Community Service and Membership Committee. His

contributions to SHHA were invaluable, and we miss his sense of humor and his cheerful willingness to do whatever needed to be done.



Wastewater Ordinance Update

The Wastewater/Septic Tank Committee has been working diligently to understand the issues concerning the Bernalillo County wastewater ordinance scheduled to be implemented in 2015. We have had several meetings with County officials that helped convince some County Commissioners to consider removing the 2015 date from the ordinance. At the May 10 County Commission meeting, an amendment was introduced to eliminate the 2015 date. The amendment will be posted for public comment for 30 days, after which the Commission will vote on it. If the date is removed, residents would be able to maintain their existing septic systems as long as they are working properly. We will continue to keep you updated on this issue as events unfold. If you have questions, please feel free to call Bob Francis at 798-9787 or Ed Whitten at 821-1884.



Storm Drains on County Easements and Roads

Most properties here in Sandia Heights have a County easement that runs along the edges of the property that border the existing roads. These easements are normally about seven or so feet in width. To handle the runoff water during our rainy season, many residences have storm drains installed either by the County or by the property owner with County approval located within these easements which carry water in channels along the road and, if necessary, under existing walkways and driveways that traverse the easements. In some cases, these channels continue under the road so the runoff water empties into an arroyo or into another drainage system to prevent flooding of residential properties.

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The County is responsible for inspecting and cleaning these drains but simply does not have the manpower to perform these tasks on a regular basis. As a property owner, if you observe that any of the drains located on County easements or under roads near your property are clogged with dirt or other debris, you can place a call to the County Road Department at 848-1540 and they will inspect and clean out these drains. Please keep in mind that the County will not inspect and clean any drains that are not within the existing easements.



FAMILY MOVIE NIGHT



Mark your calendars:

Saturday July 9, 2011

SHHA will be hosting

our first family movie night!

Come gather with your neighbors and have some summer fun as we watch a family movie under the stars. Bring the kids, blanket, and drinks.



We will provide the Big Screen and Popcorn. This will take place at Jackson Park (Cedar Hill and Tramway) at 7:00pm



Tree Lottery News – No Cost Tree Removal for Association Members?

We know that many of you are planning to enter the tree lottery but have not yet done so. But as of this writing, if the lottery were to be held tomorrow, every tree entered to date would be paid for in full – now there are some really good odds!!

Eighty-nine percent of our residents have stated that they were either very concerned or somewhat concerned with undue obstruction of views by trees (extrapolated from the January 2006 ACC Covenant Enforcement Survey.) Now is the time to act on our convictions and do our part to curtail, reduce, and reverse the

otherwise relentless advance of trees into our distant mountain and valley views. **The SHHA Tree Lottery** now provides an excellent chance for Association Members to have all or most of their tree removal costs paid for by the Association!

How Is your Curb Appeal? Now is a good time to add tree removal to your plans for yard work this spring. Open up your own mountain and valley views and those of your neighbors by selectively cutting trees that have grown too large for their original intended purpose.

Those little evergreens that looked so attractive when your home was new and now overhang and visually dominate it may detract from its value as well. Remember, not only can overgrown foundation plantings cause structural problems for your house and functional problems for your septic system and your water and gas supply lines, they can also spoil your home's curb appeal. Removing overgrown foundation plantings can add significantly to your house's appearance and add dollars to the value of your property-- just one more reason to have them removed and to enter the lottery.

The SHHA Tree Lottery will once again provide an excellent chance for Association Members to have all or most of their tree removal costs paid for by the Association!

ANNOUNCEMENTS & NOTICES:

- **Office hours:** Monday – Friday 9am – 4pm.
- **Annual Meeting:** Saturday, June 11 at the Church of the Good Shepherd.
- **Notary services, copies and faxes** free to members. **Tram passes** free to members. **Swim and Tennis passes** – see page 3 for details.
- **Contractor Evaluation binder** free to members. We are in need of evaluations for Handymen, Propane and Septic Tank Contractors.
- **SHHA membership cards:** do not forget to go to the website to get a full listing of the companies that offer a discount!



Officers

President – Kate Fry
Vice President – Vacant
Secretary – Michele Munson
Treasurer – Ed Tull

Board Members

Phil Abshere
Ana Acosta
Andy Anderson
Bob Bower
Sandra Brown
George Connor
Pete Heinstejn
Burt O’Neil
Joe Papp
Michael Pierce
Sarah Pirk
Dick Wavrik

Office Staff

Betsy Rodriguez – ACC
Administrative Assistant
Sheraz Saint-Lôt – Publications &
Communications Editor

SHHA Office

2-B San Rafael Avenue
Albuquerque, NM 87122
Office Hours: M-F, 9am-4pm
Phone: 505-797-7793
Fax: 505-856-8544
Web site:
www.sandiahomeowners.org
Email:
shha@sandiahomeowners.org

GRIT Editorial Policy is:

- Provide information on subjects of interest to the community.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.



Stats and more from the Sandia Heights Security Patrol:

Month of April Call Type	# of calls	Month of April Call Type	# of calls
Alarms	14	Open door/window	3
Animal control asst.	0	Parking problem	2
Breaking & entering	0	Pet nuisance	5
Assault/Battery	0	Rescue assist	0
Car accident	0	Salesman problem	7
Customer assist	6	Sheriff office assist	0
Dumped/spilled material	0	Snake Call	2
Family dispute	0	Special request	2
Fire	1	Special (extra patrol)	16
Fireworks complaint	0	Speeding vehicle	1
Front office	8	Suspicious person	4
Loud music/party	1	Suspicious vehicle	11
Lost/found pet	3	Theft	2
Lost/found item	2	Threat/personal	0
Mailbox vandalism	0	Utility Co. assist	0
Motorcycle nuisance	0	Vandalism	3
Motorist assist	0	Vehicle burglary	0
Neighbor dispute	0	Wildlife report	0
Newspaper pickup	9		
Noise complaints	7	Total Calls	109

If you have questions regarding these stats, please call Security at 856-6347. Please be reminded that Sandia Heights Security is a subscription service separate from Sandia Heights Homeowners Association membership. Membership in SHHA does not include SHS membership. You can call Security to confirm your membership with them.

Security Tip:

If you are having an alarm system installed in your house, be sure the alarm company mounts the control pad where it is out of view from windows and doors. It’s too easy for a potential burglar to see if it is set or not. Also display the yard sign or window stickers the alarm company provides after installation. Display the Sandia Heights Security stickers provided in your security welcome packet.

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**Grab a swim or round of tennis
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Free swim and tennis passes are now available at the SHHA office for Association members, their families, and house guests.

- Up to 4 persons per visit, 3 visits per season
- Up to 16 persons per day, no deposit required
- Get your passes in advance or the same day, space permitting

Not a member? Join now and take immediate advantage of the many benefits offered by the association.

Visit the SHHA office or sandiahomeowners.org for complete details

Another great benefit from your Community Services and Membership Committee



SHHA member benefits

Your SHHA member benefits and services include: office and notary services, annual classified ads, Coffeehouse Concert Series, Sandia Tram passes, tree lottery, covenant enforcement, no-fee ACC applications, and discounted safety vests.

Check out the entire SHHA Member Benefits Program at sandiahomeowners.org and enjoy discounts at our supporting local merchants.

The SHHA Merchant Benefits Program includes the following current participating merchants:

- Asian Café
- Bair Medical Spa
- Best Way Carpet
- Black Diamond Taekwondo
- Bob's Painting
- Chiropractor, Mark L. Schwartz DC
- County Line of Albuquerque
- Curves
- Granite Transformations
- High Finance Restaurant
- Sandiego's Mexican Grill at the Tram (\$1 parking fee will be reimbursed with purchase of lunch)
- Jade Enterprises
- Los Equipales
- Massage Envy
- The UPS Store
- Yoga with Marcy (Closed until September)



TRAM PASSES:

There are 6 corporate tram passes per day!
Please call the office or visit our website for all the details: www.sandiahomeowners.org.



SECURITY ALERT

The office has a security email alert that can be emailed to all of those people whose email addresses are in our database. If you would like to receive such an email please call the office at 797-7793 or email us at sandiaheights@comcast.net.

Also, if you have changed your email address please notify us so that we can update the database. Thank you.



SHHA SECRETARY

~ Michele Munson

The proposed amendments to the bylaws are available on the website. We will vote on them at the annual meeting scheduled for Saturday, June 11, 2011. If you have any questions regarding the proposed amendments please contact the office.





ACC Activity Log

Summary of Approved Projects activity since the last GRIT:

- 18 Juniper Hill Loop – Replace Driveway
 - 21 Sandia Heights Drive – Addition
 - 39 Cedar Hill Place – Addition
 - 40 Cedar Hill Place – Re-Stain Walls
 - 53 Rock Ridge Court – Swamp Cooler Replacement
 - 81 Juniper Hill Place – Stucco Repair & Windows
 - 304 Spring Creek Place – Restucco and Trim
 - 309 Bighorn Ridge – Landscaping
 - 407 Live Oak Loop – Remove Swimming Pool
 - 508 Black Bear Road – Patio & Fountain
 - 572 Black Bear Road – Restucco
 - 725-18 Tramway Vista Drive – Restucco
 - 795 E Tramway Lane – Patio Cover
 - 935 Bobcat Blvd. – Reroof and Parapet Repair
 - 979 Antelope Ave. – Door Replacements
 - 1009 Tramway Lane – Landscaping
 - 1016 Tramway Lane - Restucco
 - 1229 Rockrose Road – Garage Addition
 - 1532 Eagle Ridge Drive – Refinish Trim
 - 1705 Quail Run Court – Garage Door & Trim
 - 1907 Quail Run Road – Patio Cover
 - 2307 Calle de Rafael – Landscaping
 - 2506 Tramway Terrace Court – Wall
 - 8218 Raintree Drive – Garage Door & Trim
- Go to the website: sandiahomeowners.org. to read about all projects currently under ACC management*



“LIVING WITH FIRE” IN SANDIA HEIGHTS

Conditions in 2011 appear to be similar to the 2008 fire season here in New Mexico with no end in sight to the dry conditions and frequent winds. Weather predictions are indicating limited precipitation and above-

normal temperatures for the coming months. These conditions combine to make the chances of wildfires here in Sandia Heights higher than in years of normal precipitation and less severe winds. As a property owner here in this community, you have access to several good sources of information that recommend measures you can take to enhance the survivability of your property in the event of a wildfire on or near your property. A very detailed article on this subject has been published by the New Mexico State Forestry (NMSF) entitled “Creating Wildfire-Defensible Zones” and is available at the NMSF website using the following link:

<http://www.emnrd.state.nm.us/emnrd/biomass/docs/Defensible%20Space.pdf>. Copies of this brochure are also available at the SHHA office.

Most of our unit covenants state that “natural vegetation is to be left undisturbed where practical on all lots except for access to property, clearing of building sites, and establishment of lawns and flower beds adjacent to buildings”. In addition, the Architectural Control Committee (ACC) has published a “Design Guideline for Landscaping” which makes the following points:

1. Sandia Heights is based on an open space concept where the natural vegetation is of great importance. The deed restrictions for the area require that the natural vegetation be left undisturbed where possible and replenished after construction is finished.
2. Residents are asked to keep their properties clear of dead trees/vegetation. Chamisa and other vegetation can be a safety hazard when it blocks views along roads or creates a fire hazard.

The inclusion of the terms “where practical” and “where possible” in the covenant and ACC guideline language gives you, the property owner, considerable latitude to make wise decisions based on your perception of the damage to your property that could occur as a result of a local wildfire. Although SHHA does not endorse a “bare earth” policy as it pertains

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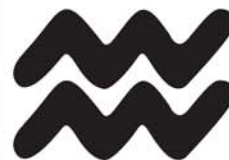


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to vegetation on your property, the removal of dead brush and foliage away from your home or detached structures certainly makes good sense. In addition, if you feel the

points made in the above-referenced NMSF article make sense for your particular property, the SHHA will not stand in your way if you feel you want to implement those recommendations.



Community Event Bulletin Board

Not all of these groups are sponsored by SHHA. Information is provided to keep residents informed

Church of the Good Shepherd: If you are looking for a church who is Justice oriented, Church of the Good Shepherd is close by. Justice projects include: a group of five just returned from New Orleans where they worked on homes which were devastated by Katrina, they have gone for the last five years; we participate in the program Family Promise and host homeless families three times a year; we provide Hunger Meals for Project Share; and we provided last year almost 9000 lbs of tomato products to the Storehouse. Church of the Good Shepherd is located at 7834 Tennyson Street NE. Service times are 8:30 and 10:45 a.m. Call the church office @ 856-1004 or visit www.goodshepherdunitedchurch.com for more information.

Sandia Heights Artists: The eighth annual Sandia Heights Studio Tour is planned for September 10-11. For a preview of some of the artists' work, check out our websites: sandiaheightsart.com and sandiaheightsartists.org. Maps and further information will be available before the show. Our creative juices are flowing, and we are looking forward to meeting neighbors who enjoy a good walk (or drive) with stops along the way to see what we are doing. All Sandia Heights artists are welcome to join our Holiday Sale which will be Dec 10 at the Church of the Good Shepherd. If having people come to your home on the Sandia Heights Art Tour isn't your cup of tea, this public space is a great way to show your art to the community and beyond. Also, all Sandia Heights artists are encouraged to add your contact and work to the web sites.

A Peaceful Habitation: Seeking donations of toiletries (shampoo/conditioner, lotion, deodorant, toothpaste) paper goods (paper towels, toilet paper), cleaning or laundry supplies for. APH is a half-way house for recently released women prisoners, with a faith-based approach. Women are taught life skills, given opportunities for rehabilitation in areas needed, encouraged in their faith walk, and helped to move to independent and successful living. APH also is seeking mentors (females only) if anyone might be interested in short-term mentoring of one of the women at APH. For donations or more information call Terri Roseth at 856-6964.



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